

EXHIBIT “2”

PROPERTY: Address 148 Clay Pt Rd Staten Island, NY Block: 7267 Lot: 307
☐ 1 Family ☐ 2 Family ☐ MultiFamily ☐ Condo ☐ Coop ☐ Other: _____

SELLER

Name: vito Gelardi
Address: 148 Clay Pt Rd Staten Island, NY

PURCHASER

Name: Anthony Masullo
Address: 6506 10th Ave Brooklyn, NY

TERMS: Price: \$ 975,000 Contract Down Payment \$ 5,000 Closing Down Payment \$ 970,000
Loan Amount \$ 630,000 Loan Type conventional Anticipated Closing Date March 1, 2024

SUBJECT TO: ☐ Home Inspection ☐ Termite Inspection ☐ Tenancy ☐ Contingency
☒ Other/Details: Contigent on the sale of Purchasers home at 6506 10th Ave Brooklyn, NY

INCLUDED / EXCLUDED ITEMS Included: ☒ Washer ☒ Dryer ☒ Refrigerator ☒ Stove
Other Included Items: _____
Excluded Items: _____

BROKERS: Sellers and Purchasers agree that the following brokers/agents brought about this transaction:

LISTING AGENT/BROKER

Agent Name: James Barry
Agent Phone: 917-932-4536 Agent ID: 10401312191
Agent Email: jamesb@nestseekers.com
Broker Name: Nest Seekers International
Office Address: 505 Park Ave FL 19 New York, NY
Office Phone: (212) 252-8772 Broker ID: 10491203697

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SELLERS ATTORNEY

Name: Matthew Lenza
Address: 1110 South Ave suite 303 SL, NY 10314
Phone: (347) 273-1280
Email: office@lenzalawfirm.com

PURCHASER'S ATTORNEY

Name: Kerry Katshorhis
Address: 77-53 Main St, Kew Gardens Hills, NY 11367
Phone: (718) 591-6900
Email: gklawny@gmail.com


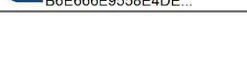
THE PARTIES AGREE THAT THIS "OFFER TO PURCHASE IS NOT A CONTRACT OR MEMORANDUM OF CONTRACT, AND IS NOT BINDING ON THE PARTIES IN ANY FASHION, UNTIL A FORMAL CONTRACT IS PREPARED AND NEGOTIATED BY THE ATTORNEYS FOR THE PARTIES AND SIGNED BY BOTH PARTIES.

SELLER'S SIGNATURE

X 
X 

Date: 1/26/2024

PURCHASER'S SIGNATURE

X 
X 

Date: 1/24/2024